



**Haines Borough
Planning Commission Meeting
July 7, 2016
MINUTES**

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:32 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL** – **Present:** Chairman Rob **Goldberg**, and Commissioners Lee **Heinmiller**, Brenda **Josephson**, Don **Turner III**, Heather **Lende** and Rob **Miller**. Larry **Geise** absent.
Staff Present: Bill **Seward**, Manager; Jan **Hill**, Mayor; and Kathryn **Friedle**, Interim Planning and Zoning Technician.
Also Present: Diana **Lapham**/Liaison, Paul **Nelson**, Carol **Tuynman**, Michael **Case**, Margaret **Friedenauer**, Jean & Gerard **Ballanco**, Ellen **Larson**, Sheldon **Scarrott**, Burl **Sheldon**, Karen **Garcia**, Lee **Roberts**, Terry **Pardee**, Tom **Morphet**, Carol **Tuynman**, Mark & Lori **Smith**, and others.
3. **APPROVAL OF AGENDA**
Motion: **Heinmiller** moved to “approve the agenda.” **Miller** seconded it. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – June 9, 2016 Regular Meeting Minutes.
Heinmiller recommended one change to the June 9, 2016 PC minutes: under section D.2. **Request for a Platting Action to Reserve a Potential Conflict**, change first sentence to read “The commission discussed the potential for conflict among uses along First Avenue South.”
Motion: **Turned** moved to “approve the June 9, 2016 minutes as amended,” and **Heinmiller** seconded it. The motion carried unanimously.
5. **PUBLIC COMMENTS**
Tuynman emphasized artistic work going on at the Fort Seward Barracks area, with main focus on protecting open land for parks in Haines. **Morphet** would like to see the corner of Main Street & 3rd Ave. become a combination of commercial property and a park. **Nelson** stated that the Haines Borough has broken the law in violation of Coastal Mgmt. Code. **Roberts** would like to see the corner of Main Street & 3rd Ave. become a community agricultural area with an emphasis on senior and school participation. **Pardee** emphasized the need for more commercial property on Main Street, as was the original vision of the Haines Borough when the old school was torn down. Pardee also asked why the Planning Commission was not part of the original planning process for the boat harbor.
6. **CHAIRMAN’S REPORT**—None
7. **STAFF REPORTS**
 - A. **Planning & Zoning Staff Report**
A monthly list of permits issued was submitted in the PC packet. **Friedle** reported that two recent setback violations have been reported.

8. **PUBLIC HEARINGS**—None

9. **UNFINISHED BUSINESS**—None

10. **NEW BUSINESS**

A. Historic District/Building Review—None

B. Haines Borough Code Amendments

1. **Allowing Accessory Apartments in Light Industrial/Commerical Zone—Discussion Item—Goldberg** addressed the definition of Accessory Apartment as it relates to Light Industrial Zone. Commissioners discussed question of apartments built and then what happens if business closes, as it is not zoned for SFR.

Motion: No action taken—no change in code.

2. **Reviewing Haines Coastal Zone Management Plan in Chapter 18.110 – Action Item—Goldberg** explained that the State repealed all ordinances related to the Coastal Zone Mgt. Plan (CZMP) in 2011. Portions of Chapters 3 & 4 of the Plan we incorporated into the Haines Comprehensive Plan, but were null and void in 2012 when the Plan was deleted by the State. **Nelson** states that the borough has violated the law by not following the plan in HBC 18.110. Commissioners discussed updating Comprehensive Plan (CP) in the near future (to do every 8 years) and incorporating parts of the CZMP in the CP.

Motion: No action taken—Goldberg will request attorney's opinion on code change and combining CZMP into CP.

C. Project Updates—None

D. Other New Business

1. **Classification of Borough lands for Sale—Lot 8A, Primary School Subdivision – Action Item—Lori Smith** and Terry Pardee stated interest in purchasing Lot 8A for commercial purchases. **Goldberg** defined process involved to classify lot for sale. **Lende & Heinmiller** discussed the need for a business plan to be submitted prior to sale consideration. **Scarrott, Larson, Sheldon** and **Ballanco** stated need to preserve land for future and either leave it as is or make it into an urban park. **Lapham** stated borough financial situation as need for more commercial businesses.

Motion: **Josephson** moved to table sale of Lot 8A. **Turner** seconded it. Motion failed 2-4.

Motion: **Josephson** moved to classify Lot 8A for sale. **Turner** seconded it. Motion failed 2-4.

11. **COMMISSION COMMENTS**—None

12. **CORRESPONDENCE**

- a. **Memo from the Clerk Re: Draft Ordinance to Add General Park Governance to Code—Discussion Item—Goldberg** updated Commissioners that a

committee has been formed to work on the language for park governance and that **Lende** and **Goldberg** are on that committee.

13. **SET MEETING DATES**

A. Regular Meeting — **Thursday, August 11, 2016 6:30 p.m.**

14. **ADJOURNMENT**– 8:35 p.m.